143.A	0004	0113.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	619,700	/	619,700
USE VALUE:	619,700	/	619,700
ASSESSED:	619,700	/	619,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
113		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	GRONER JASPER J
Owner 2:	WEISMAN ALEXANDRA S
Owner 3:	
Street 1:	113 MT VERNON ST #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRADDOCK NATHANIEL -
Owner 2:	SHAPIRO JULIE -
Street 1:	113 MT VERNON ST #2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 2389 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	617,700	2,000		619,700
Total Card	0.000	617,700	2,000		619,700
Total Parcel	0.000	617,700	2,000		619,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 259.40 | /Parcel: 259.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

280342

GIS Ref

GIS Ref

Insp Date

05/03/18

!15467!

PREVIOUS ASSESSMENT

Parcel ID 143.A-0004-0113.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	608,100	2000	.		610,100	610,100	Year End Roll	12/18/2019
2019	102	FV	561,000	2000	.		563,000	563,000	Year End Roll	1/3/2019
2018	102	FV	519,800	2000	.		521,800	521,800	Year End Roll	12/20/2017
2017	102	FV	472,100	2000	.		474,100	474,100	Year End Roll	1/3/2017
2016	102	FV	341,700	2000	.		343,700	343,700	Year End	1/4/2016
2015	102	FV	315,200	2000	.		317,200	317,200	Year End Roll	12/11/2014
2014	102	FV	299,100	2000	.		301,100	301,100	Year End Roll	12/16/2013
2013	102	FV	299,100	2000	.		301,100	301,100		12/13/2012

PRINT

Date	Time
12/11/20	05:11:03

LAST REV

Date	Time
10/22/18	13:43:13
mmcmakin	
15467	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRADDOCK NATHAN	71583-271	2	9/6/2018		650,000	No	No		
SNYDER BAILEY V	69177-453		4/24/2017		562,500	No	No		
TOPI HEIKKI O &	58171-543		12/27/2011		315,000	No	No		
TOPI HIEKKI O	47920-340		8/2/2006		100	No	No		

USER DEFINED

Prior Id # 1:	92740
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2014	52	Redo Kit	24,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	Measured	DGM	D Mann
2/20/2018	SQ Returned	MM	Mary M
3/13/2017	Inspected	DGM	D Mann
6/9/2014	Inspected	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
3/27/2012	MLS	EMK	Ellen K
5/3/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7837													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.08951437
Const Adj.:	0.99989998
Adj $ / SQ:	321.375
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	839264
Depreciation:	221566
Depreciated Total:	617698

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH

UnSketched SubAreas:
GLA: 2389,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,389	321.370	767,764

Net Sketched Area:	2,389			Total:	767,764
Size Ad	2389	Gross Are	2389	FinArea	2389

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	321.37
Special Features:	0	Val/Su Net:	258.56
Final Total:	617700	Val/Su SzAd	258.56

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.A-0004-0113.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X10	A	PR	1930	26.90	T	64	102			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:	Total: 2,000